



22 November 2006

10-4696 Response letter 20061121.doc

Crone Partners Pty Ltd  
364 Kent Street  
Sydney NSW 2000

**Attention: Vanessa Dudman**

Dear Vanessa

## **Ballina Gateway Project Response to Summary of Submissions by Dept. of Planning Wind Related Issues**

Heggies Australia Pty Ltd (Heggies) was previously engaged by Crone Partners to conduct a wind impact assessment of the proposed Ballina Gateway Project and the potential for impact on the surrounding environs. The following issues have been highlighted by the Department of Planning in their Summary of Submissions for the Proposed Development (The Ballina Gateway Project – MP 05\_0009, dated 15/11/06):

- **The precinct's micro-climatic character will be adversely affected through exacerbation of the present wind-tunnel effect that regularly arises on the northern bank of the estuary. Overshadowing of the adjacent section of River Street and its side roads will be substantially less tolerable for users, particularly in cold wind winter conditions.**

While there will be channelling of winds between buildings in the new development, proposed tree-planting shown on the existing architectural will assist to disperse channelling winds over a wider area with reduced intensity. Further, the same trees will provide users of the development a visual warning of potentially uncomfortable wind conditions when approaching building entrances.

Channelling wind effects along River Street during westerly winds are a pre-existing condition on the northern side of the development, and not caused by the new development itself. The development includes measures to ameliorate uncomfortable pedestrian wind conditions along this street in the immediate vicinity of the development, such as shrub based trees planted along River Street, and a 1.8m wide awning will also be installed above the River Street footpath which will act as a wind break and further reduce winds to more comfortable levels. During cold windy winter conditions, patronage of such street environments tends to be diminished, and hence the pre-existing channelling effect will have a diminished significance at these times.



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- **Residents of the new apartments will not be able to open a window or door when the wind is blowing.**

Residents will be able to open windows and doors in all but the strongest wind conditions. Under strong wind conditions, opening windows and doors may be more difficult and could lead to unpleasant conditions within the dwellings eg, papers blown off tables, light furniture items knocked over, etc.

The opportunity to open and close balcony doors will allow adequate control to moderate the impact of any higher than comfortable winds, particularly towards design limit wind speeds. Doors located throughout the development in general-use areas, such as accessways to/from the building should be fitted with door closers where it is deemed there is potential for door slamming during stronger wind events.

We trust this sufficiently addressed the issues raised by the department. Please feel free to contact the undersigned if you have any further questions relating to the above.

Yours sincerely

Matthew Glanville  
Building Division Manager